WORK FOR MANY THEATRE BUILDERS

Nearly Every Old Amusement Centre Is Being Enlarged and Others Are To Be Formed Uptown and Downtown.

MARKET SHOWS STRENGTH IN FIRST WEEK OF NEW YEAR

Many hundred thousands were set aside improving Madison avenue frontages of the last year for the enlargement of the old New York Central property. theatre zones and also for the creation of other similar centres in this city.

And it was in the last month of the old year, just when the majority of persons interested in realty affairs were positive that no other amusement projects would be launched, that the Palace Realty Amusement Company, of which Martin Beck is president, made public its plans. It would put up, it said, at 47th street and Broadway, a spacious theatre, with a seating capacity of about two thousand. It added that it had leased the site to be improved, which is Nos. 1564 and 1566 Broadway and Nos. 158 to 170 West 47th street, for one hundred years at an annual rental of about \$60,000.

The work of tearing down the old three and four story buildings on the site was begun last week. Consequently, about a week elapsed from the day the plans were announced to the time of beginning the work of clearing the plot. Usually the promoters of a playhouse project are occupled a long time in perfecting their designs The preliminary work often takes months to get in satisfactory form.

The Palace Realty Amusement Company has therefore made an enviable record for dispatch in planning and putting into effect a job requiring a large initial outlay of the playhouse is opened.

the old buildings on the plot at 47th street and Broadway was begun, it was learned that the theatre to be erected by the Minsker Realty Company on a plot, 100x165 feet, at the southwest corner of Houston and Chrystie streets, will be eight stories. It was also reported that it had been leased from the plans to a Jewish theatrical syn- loft building No. 30 to 24 West 35th street, dicate for a term of twenty-one years. The theatre will be erected from plans by

Thomas W. Lamb, at a cost of \$250,000. It will have a seating capacity of about 2,050, and the roof garden will have seats for about fifteen hundred persons.

The old year was especially noted for the lavish sums arranged to be invested were sold by Aaron Coleman to George L. in new theatres. It does not seem likely Felt, who will erect a twelve story structthat the new year will duplicate that ure on the site. record, but it will be much occupied in building the houses, for which plots were bought or leased and designs drawn last

Gentle reminders of that fact were the Real Estate Activity Expected in reports last week about the Beck and Minsker projects.

The assertion that the city has too man; theatres is frequently heard in realty and other circles. If it has more amusement centres than it needs, how can it maintain the fifteen or more theatres designed in 1911 which are yet to be built.

Patrons of Theatres.

the realty field was asked not long ago a somewhat similar question. He said: "A modern theatre can be profitably built every time three big transient hotels are Visitors to the city are the best patrons of its theatre and hotel centres. Some people say there are at least two hundred thousand visitors in New York every day of the winter season; others many more than that. "It is a certainty that more than 90 per

cent of them see one or more shows before they set foot for home. Many come to the city just to witness the latest play. The number of daily visitors this year is much more than it was last year, and is getting bigger every month. New York is still growing at a most lively rate and, what with the increase of population and vismess the theatrical centres will have to be enlarged on a large scale every year.

A story is told in realty circles about a prominent owner, who had spent many years travelling in this country. He stood several nights at 42d street and Broadway looking at the passers-by after the "theatre crowds were out." "Whom did you recognize among the

promenaders?" he was asked. "The first night I saw many persons

whose homes are in the Middle West, the second night some well known persons of St. Louis, Baltimore, Milwaukee and of many other cities miles from New York.' "But," exclaimed the inquirer, "where was old New York in the throngs?" "Just glimpses of it in the crowds," he

A three story brick and stone theatre

is to be built at No. 162 East 86th street, on a plot 27.10x102.2x irregular, by the Eighty-sixth Street Theatre Company, from plans by Thomas W. Lamb. It will cost \$100,000. Other theatres planned last year are as

Height Location. Cost.
Setories—Delancey and Eldridge sts....\$150,000

| myline resulted the Plutides states | Charles Annual |
|--|----------------|
| S stories-116th st. and Fifth ave | 100,000 |
| 3 stories-181st st. and Wadsworth ave. | |
| 2 stories-186th st. and Broadway | |
| | |
| 2 stories-30th st. and Sixth ave | |
| 2 stories-Nos. 216 to 232 West 44th st. | 250,000 |
| 2 stories-Cathedral Parkway and Fifth | |
| 819 | 75,000 |
| 1 story -106th st. and Fifth ave | 40,000 |
| 8 stories-Canal st. and the Bowery | |
| | |
| 8 stories-Lenox ave. and 111th st | |
| 4 stories-42d st. east of Eighth ave | |
| S stories-181st st. and Boston Road | 150,000 |
| 1 story -178th st. and Monterey ave | 40,000 |
| 4 stories-115th st., east of St. Nicholas | |
| Ave | |
| 2 storles-Clinton ave., east of Jefferson | 0.000 |
| | |
| Place | |
| S stories-Nos. 238 and 242 West 44th st. | |
| 2 stories-St. Nicholas ave. and 164th at | |
| 3 stories-No. 132 West 116th st | |
| 8 stories-138th st., east of Lenox ave | 55,000 |
| 8 stories-Boston Road, between 181s | |
| and 182d sta | |
| 5 storics-46th st., west of Broadway | |
| th months and and another or the mentione of the | 2007/1900 |
| W. H. McElfatrick is the architec | of the |
| | |
| \$325,000 theatre and office building v | CHICK IN |

to be built on a plot 100x200.3 feet, on the westerly side of the Bowery, 50 feet south of Canal street. It will be owned by the William Kramer's Sons Realty Company

Times Square Changes.

"The year will witness not only numerous additions to the theatre section, but also important changes in the sky line of Times Square. The Long Acre Land Company. of which William H. Barnum is president, and which was recently organized, filed plans last week for a twenty-eight-story office and loft structure for the Astor plot at the northeast corner of 42d street and Broadway. It will cost \$590,000 and be put up from plans by Clinton & Russell. The building will front 104.3 feet in Broadway and 112 10 feet in the street.

The volume of sales last week was more than excellent. Variety, size and high quality were the leading features. The new year has certainly bestirred the realty market in a most satisfactory manner, and with several months of sales budgets simtlar to that of last week there will be few traders thinking about dull periods.

Central Madison avenue loomed bigger than ever as a splendid investment and speculative zone. There was the sale by Pease & Elliman for the New York Life Insurance and Trust Company, as trustee of the four story building, on a plot 27x100 feet, at the northwest corner of 48th street and Madison avenue. The building is to be changed into stores on the ground floor and bachelor apartments in the upper stories. Then the Building Department issized a permit for the razing of the old four-story concrete building occupying the block bounded by Madison and Vanderbilt block bounded by Madison and Vanderont avenues, 43d and 44th streets, which was expressly built as a postoffice and general offices by the New York Central.

The building to be erected on that site will be a twenty-story hotel, which, according to a report, will be operated by Gustave Baumann, former proprietor of the Holland House. The railroad loops will run under that building, and incoming trains will discharge their passengers there

Security Company Buys The first week of the new year would not have been just right from a realty point of view without a purchase of an apartment house by the New York Real Estate Security Company. The company got through the McVickar-Gaillard Realty Company the Irving Arms, at the northeast corner of 94th street and Riverside Drive. The house is on a plot 76x139 feet. It was held at \$425,000.

It is an Al income producer. The New York Security Company has the habit of buying the best investment properties. It bought last year the Stadium View, two twelve story apartment houses, each occupying a frontage of about 60 feet in Riverside Drive, just north of 116th street; Concord Hall apartments, at the southeast corner of 119th street and Riverside Drive and a group of apartment houses, No. 66 to 72 East 77th street, besides the twenty story office building No. 42 Broadway and some other large properties.

Blervie Hall, a six story apartment house, with stores, at the northeast corner of 144th street and Broadway, was also sold last week, for about \$300,000

The opening week of the New Year was also marked by several large sales in the street arteries of the Fifth avenue section cash and some hundred thousands before and in the loft district just north of 23d Boody, Adler & Koch bought street. the same day that the work of razing through Joseph P. Day Nos. 56 and 58 West 35th street, two three story dwelling houses on a plot 40x100 feet. On the site the buyers will erect a twelve story mercantile building Daniel W. Richman and Gustav Bevers

sold through Julian Benedict to Robert Shaw, Minturn the new twelve story store and on a plot 65x98.9 feet. The property was recently leased to R. J. Horner & Co. for a long term of years, and as it stands will yield the new owner a return of 514 per cent on the capital he has invested.

Moreover, the old buildings, Nos. 141 and 143 West 28th street, on a plot 47x98.9 feet.

OUTLOOK IN MADISON AVENUE

Lower, Central and Upper Sections.

Many brokers and traders expect this year to be noted particularly for heavy Sites at 34th Street and Seventh buying in lower, central and upper Madison avenue. The sections at various times last year

were brisk realty zones. New Hotel Weston, at the northeast corner it would be before builders were erecting construction at Nos. 48 to 56 West 35th

property was bought by George L. Sanborn. Moore & Wyckoff sold last year for John Hagen the ten story apartment house Nos. ever be given over to loft buildings. Land now at No. 127 West Seventeenth street,

Madison avenue, on a lot 27x100 feet, was loft buildings. sold by Herbert A. Sherman for Mrs. Edith R. Gellatly.

PLANS FOR BIG LOFT SITE

Structure To Be Erected in Fifth Avenue Section on Astor Property.

dent, at Nos. 3, 5 and 7 West 35th street, Also the avenue is on a line with the pleted about a month ago. 125 feet west of Fifth avenue.

125 feet west of Fifth avenue.

The Brunswick Realty Company will improve the site, which is 75x98.9 feet, with a twelve story store and loft building from plans by Frederick C. Zobel. The structure will be high class in finish and equipment, contain either three or four elevators and a 100 per cent sprinkler system. The site is owned by Colonel John Jacob Astor, who leased it to the Brunswick Realty Company in November last for twenty-one years, with renewal privileges. George B. Corsa, who negotiated the lease, has been appointed sole renting agent. The new building will be completed by January 1, 1913.

SPEAKERS AT REALTY DINNER. Among the speakers at the annual dinner the Waldorf-Astoria next Saturday evencoom within the next few days.



SITE CHOSEN FOR BIG HOTEL.

It will occupy this entire block, bounded by 43d and 44th streets, Madison and Vanderbilt avenues. The New York Central Raiload Company will be the owner.

Path of Retail Business Leads to 57th Street Features of Buying on Washing-

the area it occupies.

two four story dwelling houses, sold for and No. 24 East 57th street, a four story Charles Sooysmith to Michael Dreicer; No. dwelling house, on a lot 18.6x100 feet, ad-16 East 57th street, a four story dwelling joining the southwest corner of Madison house, for William R. Willcox to the T. M. avenue, by John N. Golding for John W & J. M. Fox Company, No. 13 East 57th Cox to George Keiser.

Larger profits will probably be made with- | street, a four story and basement dwelling in the next five years from speculative pur- house, on a lot 16x100.5 feet, by Moore & chases in 57th street, between Park and Wyckoff for the estate of Gibson Putzel; Eighth avenues, than in any other part of on a lot 28x100.5 feet, at the northwest the city. Retail business is already in the corner of 57th street and Madison avenue street, and patiently waiting to increase to Newbold T. Lawrence; No. 23 East 57th street, a four story dwelling house, on a Among the sales in the street last year lot 21x100.5 feet, by John N. Golding for were: Nos. 10 and 12 West 57th street, Edgar L. Marston to Newbold T. Lawrence,

TOO COSTLY FOR LOFTS

Avenue Most Suitable for Hotels.

Edwin H. Hess, of M. & L. Hess, who is one of the most successful realty men A broker of many years experience in of 49th street and Madison avenue, The loft structures on Seventh avenue around 34th street. "Never," said Mr. Hess, with emphasis.

778 and 780 Madison avenue, on a plot 40x80 there is too expensive. That is a good hotel will occupy several floors in the building neighborhood. Even the side streets close The four story dwelling house No. 259 to Seventh avenue will be too expensive for "Do you think the tendency of business

permanently valuable?" he was also asked. avenue are taking long leases, and many others are financially interested in the buildings they occupy. "Broadway from 17th to 23d streets is

Grand Central Station, and that is a big factor.

of light and air." "Is the neighborhood around the new manent investment?

"Beyond a doubt, unless some railroad sylvania and builds a big terminal and the Genee Underwear Company. competitor steps in and beats out the Penncarries business to another section."

\$34,346 99 FOR EMPLOYES.

Under an arrangement with its emof the Real Estate Board of Brokers at ployes, established last January, the Title Guarantee and Trust Company has disthe Waldorf-Astoria next Saturday evening will be Arthur Brisbane, Edgar J.
Levey and Job E. Hedges. The attendance promises to be close to eight hundred, and the chairman of the dinner committee announces that any further reservations desired will have to be made at the board room within the next few days.

Guarantee and Trust Company has distributed to them from the profits of the year 1911 the sum of \$34.346 99. The distribution is made to certain classes of employes according to the position held and length of time employed, and is on the basis of a varying percentage of the salary, according to the grade of employment and efficiency of the person concerned.

NEW BUILDING LEASED

\$1,000,000 Rental for Site Now Under Construction. The Libman Realty Company has leased

from the Nameloc Company the twelve-One of the \$1,000,000 sales was that of the in this city, was recently asked how soon story commercial building now in course of at an aggregate rental of over \$1,000,000. Under a sub-lease, already arranged, B. "I don't think that particular section will Libman, manufacturer of infants' wear, and negotiations are now pending with concerns in similar lines of trade for much of the remaining space in the structure. The new building is to be completed about men to Fourth avenue makes that avenue October 1. In the negotitaions for the lease Terence McManus represented the "Unquestionably," replied Mr. Hess Libman Realty Company, and Mr. Olwer, "Many of the concerns settling in Fourth of the firm of Alexander & Green, the Nameloc Company.

The Twenty-fifth Construction Company George L. Felt, president, has leased the second loft in the new twelve story build-Among the recent building operations only one block from Fourth avenue, and planned in the Fifth avenue section is the that has a big influence on the permanency L. M. Cohen & Bro., furriers, for a term structure to be erected by the Brunswick of values in Fourth avenue. And the near-Realty Company, Robert P. Zobel, presi-ness of Fifth avenue has a good effect. the lofts in the structure, which was com-

M. & L. Hess have leased the fourth loft at No. 115 to 119 Fourth avenue to G. "Besides these things, Fourth avenue is S. Roth & Son Company; the third loft a wide thoroughfare, and that means plenty and part of the fourth loft in No. 21 to 32 Irving Place to the Bauer Chemical Company; space in Nos. 65 and 47 East 20th Pennsylvania Railroad terminal a good per- street to R. & A. Coen and David Mesiboy; the fifth loft in No. 34 to 38 West 27th street to Charles Kafka & Co., and the second loft at No. 130 West 28th street to

Endlcott, Johnston & Co., of Endicott, Endlcott, Johnston & Co., of Endlcott, N. Y., dealers in boots and shoes, are the lessees of the building at the northwest corner of Hudson and Reade streets, the lense of which was recently reported by Daniel Birdsail & Co. The building will be remodelled and used as salesroom and distributing depot.

Pease & Elliman have leased for Mrs. C. J. Coulter, of Tuxedo, No. 6 West 49th street, a four story dweiling house, to P. J. Franks. easterly side of Eighth avenue, between a plot fronting 180 feet at the northeast 156th and 157th streets, was sold by the corner of East Drive and Arleigh road; to

J. Coulter, of Tuxedo, No. 8 West 48th street, a four story dwelling house, to P. J. Franks.

Douglas L. Elliman & Co. have leased the sixth loft in No. 12 East 22d street to the Myriad Manufacturing Company, now in West 26th street; also, the fourth loft in No. 11 West 26th street; also, the fourth loft in No. 11 West 15th street for Frederick Fox & Co., agents, to the Morris Perlstein Company, now in West 15th street.

asterly side of Eighth avenue, occurrent, castled by the Company to James J. Coogan.

The block bounded by Broadway, St. Nicholas avenue and 165th and 165th streets. Nicholas avenue and 165th and 165th streets.

Souther and Arleigh road; to Harriet Tedrick a plot, with 100 feet frontage on the north side of Nassau road, 140 feet west of West Drive, and to Thomas R. Souther an 80-foot plot on the north side of Nassau road, 202 feet west of Netherance, Company has sold to Flora M. Latham the by Franklin Pettit to a speculative com- erwood road. In Broadway-Flushing the

THE PRIVATE SALES MARKET pany.

West End Avenue Apartment House Reported Sold-Loft Site in Trade.

The Van Horne apartment house, at the outhwest corner of 106th street and West End avenue, is reported as having been resold by Miss Mary Monahan. It is a seven besite Bryant Park, and to other well lossed sold by Miss Mary Monahan. It is a seven story elevator structure, on a plot fronting 50.11 feet on West End avenue and 100 feet in 106th street. The purchaser is said to be an investor. The house was recently acquired by Isaac and Henry Mayer from Augustus Van Horne Stuyvesant in exchange for the twelve story Allerton apartments, at the southwest corner of Broadway and 113th street.

The Brown Realty Company has purchased from the Geron Construction Company the seven story loft building, on plot 73.11x100 feet, at No. 179 to 183 Wooster street, adjoining the southwest corner of Bleecker street. In part payment the Brown Realty Company gave No. 4270 to 4278 Vireo avenue, northeast corner of 235th street, seven new two-family houses, on plot 110x135 feet, Woodlawn Heights. The ransaction involves about \$250,000. Other sales for Manhattan and The Bronx reported yesterday follow: MANHATTAN.

MANHATIAN.

120TH STREET—Joseph P. Day has sold for the estate of Sarah M. Disbrow No. 128 West 130th street, a three story and basement dwelling house, on lot 16309.11 feet, between Lenox and Seventh avenues. Parkers and seventh avenue.

97TH STREET—William Fischman has sold to an investor No. 116 East 97th street, near Lexington avenue, a five story triple flathouse, on lot 25x100.11 feet. Isaac Levy was the

broker.

16TH STREET—The Duross Company has sold for the Bradish Johnson estate No. 246 West 16th afreet, a three story dwelling house on lot 25x103.3 feet, to a contractor.

MADISON AVENUE—D. H. Scully & Co. have sold for the estate of Alice A. Hayes the three story dwelling house No. 2068 Madison avenue, on lot 16.7x75 feet.

the three story dwelling house son avenue, on lot 16,7x75 feet.

LEXINGTON AVENUE—Mrs. Paul R. Reynolds has sold No. 582 Lexington avenue, a three story dwelling house, on lot 20xf0 feet.

62D STREET—Dr. Joseph Pfelffer has sold No. 130 East 62d street, a four story dwelling house, on lot 20x100.5. Post & Reese were the brokers. The bayer will occupy the house after making extensive alterations.

14TH STREET—Edward S. Foley & Co. sold for Victioria Mangenado to Louis Berni the five story building, two stores, on a lot 24x 100 feet, at No. 250 West 14th street, for E30,000. Herni is a manufacturer of musical instruments.

THE BRONX.

HOE AVENUE-S, Cohn has sold for the Broad Realty Company No. 1161 Hoe avenue, two story flathouse with stores; also sold for A. Hennessoy a plot of six lots on the orth side of Seneca avenue, twenty-five feet ast of Longfellow avenue. RYER AVENUE—Fitzgerald & Broderick and W. A. Camsaron have sold for the Lester estate the southeast corner of 182d street and Ryer avenue, a frame building on plot 99.9x 10.8 feet.

MIDDLETOWN ROAD—Andrew Hally has sold for Amelia B. Paff the plot, 50x101 feet, on the south side of Middletown road, 75 feet east of Edison avenue, to James V. Ganly. run under that building, and incoming trains will discharge their passengers there and then proceed around the loops to the and then proceed around the loops to the station for outgoing passengers, which will be on 42d street, opposite Park avenue.

This marks the beginning of the work of ZOBEL, ARCHITECT.

sold for Anetia B Paff the plot, 50x101 feet on the south side of Middletown V. Ganly.

CRANFORD AVENUE—F. William Eggert has sold for M. Hill the two story dwelling.

CRANFORD AVENUE—F. William Eggert has sold for M. Hill the two story dwelling.

BOUGHT BIG BLOCK FRONTS ton Heights Last Year.

The growth of the Washington Heights listrict in recent years has added property valued at many millions to the realty posssions of the greater city. Sales of block fronts and entire blocks

were among the principal features of the trading there last year.

The block front on the westerly side of Broadway between 150th and 151st streets, which was owned by the Hebrew Sheltering Guardian Society, was bought by A. L. Mordecai & Son, Hellner & Wolf and D. R.

Freedman. The title to the property is not

to be transferred until May, 1912. The block bounded by Broadway, Fort Washington avenue and 160th and 161st streets, fronting 200 feet or both avenues, 200 feeet in 160th street and 270 feet 161st street, was disposed of by the Lloyal L. Smith estate through Louis Kempner & Son to William Fox.

Circumstances.

There have been many academic efforts

toward a standardization of values. The

phrase has been rolled over on the tongue

by some men as if it were actually a feasi-

ble thing, and it is supposed to be of con-

trolling importance by many not familiar

It is true that a standard of some kind

must act as a basis from which deductions

can be made in the valuing of individual

pieces of realty, even as there are rules to

govern the ascertainment of same, but the

tion of value is a debatable proposition.

that cannot be understood except as re-

flected in income, which is again naturally

SUBURBAN SALES.

The Rickert Finlay Realty Company has

sold, in Kensington, to Arthur Boomhower

a plot with 200 feet frontage on the north

side of Beverly road, between Netherwood

reflected in value.

property.

with real estate.

invariable.

HOW TO FIX VALUES A REALTY FEAR LAID LOW

Each Site Affected by Distinctive No Need to Worry About Too

Many Office Buildings. "There is little need to worry about an The main difficulty in the irregularity of assessing property, says the December bul-letin of the Real Estate Board of Brokers, overproduction of office buildings." said Clarke Dailey, of the Alliance Realty Company, recently, in an address to the realty is that each property is essentially an inclass of the West Side Young Men's Chrisdividual one, and while general proposi-

tian Association. tions have a bearing, yet that bearing is modified by individual circumstances and "You hear a great deal of fear expressed in real estate circles because of a supposed general propositions vary considerably in overproduction of office buildings in the importance, depending upon the peculiar last year or so," added Mr. Dailey, "but circumstances surrounding the individual there is not much cause for worry.

"One year of good business conditions will absorb all the overproduction that is now so noticeable in some quarters. We have had four years of bad business conditions. Business has been sluggish and sometimes entirely stagnant. Give us one year of real good business conditions and our empty offices will fill up in short order "Our country is young. We have room for two or three hundred million people The country is bound to grow. New York City must grow with the country. Business conditions have been bad for so long that a very individuality of each piece operates change in the tide is sure soon to occur, against the possibility of making an absoand then all this talk about overproduction lute standard of value or to make rules of office buildings will be forgetten, and we will all be kept moving by the rush of There is no doubt that in the outlying business."

sections of a large city where values are The subject of Mr. Dailey's address was indeterminate, and must remain so for a "Building Management." He said that too long period of time, awaiting natural much attention could not be given to the growth to absorb unused land, necessarily details of the construction and managethe ratio of estimated value or assessed ment of office buildings. Little things often valuation to actual value as disclosed by caused, he said, a prospective tenant to desales is not exact by widely varying degrees of accuracy. This cannot be helped. cide for or against a building. He further said: "Elevator installation is

ecause values in outlying districts are not one of the most important details to be stable. Again, demand makes values, but considered in putting up an office building. where there is little or no demand the ques-The American business man is a busy per son and very nervous. He abhors delays. When judgment can be left out of real estate valuations, then the man who can There is nothing more irritating to the business man than to wait for a tardy measure most accurately with a foot rule elevator. Go over the matter carefully or figure the most exactly in the mathewhen considering a new building, and make matical sense will be the best appraiser. certain that there are enough elevators to without any particular knowledge of the manifold conditions surrounding realty and allow for expansion. its value; but so long as these manifold

"It is poor economy to have an inefficient elevator starter. It costs more to get a conditions exist, that may change at any good man, but in the end it pays, for the time, affecting value, just so long will the wide-awake elevator starter can make an factor of individual judgment working on individual properties be the strongest elecrowds, do better work than can the sleepy ment of proof as to values in any location. The strongest test of value usually is the starter. "Large office buildings should have their amount that a property brings in in income.

In many cases the income is determined own electric plants, rather than depend on by the common sense of the agent and the light taken from the street." ability of the janitor. These are factors

REAL ESTATE.

A Certificate of Appraisal issued under the seal of the Board of Brokers of the City of New York is vested with an authority that makes it invaluable to executors, trustees, institutions and lenders on Bond and Mortgage.

Real Estate Board of Brokers. 115 BROADWAY.

Geo. R. Read & Co. REAL ESTATE 20 Nassau St. 3 East 35th St

TO LET FOR BUSINESS PURPOSES

RULAND & WHITING CO. Real Estate 5 BEEKMAN ST.

OFFERS FOR RENT THE FOLLOWING STORES 117 NASSAU ST., with basement, 25x100 69 CORTLANDT ST., with basement, 25x77 143 BLEECKER ST., Cor. West B'way

18-20 OAK ST., near New Chambers, with WASHINGTON ST., Cor. Beach. 1s 5th lofts, 25x75, elevator and steam \$4.000 69 CORTLANDT ST., 2nd. 4th and 5th lofts, 25x70, elevator. \$720 each

143 BLEECKER ST., Cor. West B'way
4th and 6th lofts, 30x100, heat and ele
\$1,500 each 530-2 EAST 72ND ST. 2nd, 3rd and 4th lofts, 50x85, heat and elevator. \$3,600. BUILDING N. W. COR. 124 ST. & MORNINGSIDE AVE. 5 stories and basement, 50x95, steam heat and electric elevator.

WOOLWORTH BUILDING Most magnific office building in the world, now being erected on Broadway, bet. Park Place and Barclay Street. For plans, booklets, etc., apply ED-WARD J. HOGAN, Agent, 3 Park Row. REAL ESTATE FOR SALE OR TOLET

BOROUGH OF MANHATTAN.

INVESTMENTS Several exceptional New York City improve real estate propositions that offer handsome ra-turns on your investment. Full details on appli-cation.

Fred'k Zittel & Sons, Broadway at 79th St.

HAVE SEVERAL CHOICE BRONX INVEST-ment properties along present subway that can be bought at reasonable figures. Call and investigate. J. CLARENCE DAVIES, 168th street and Third avenue.

erick G. Bourne, of the Aeolian Company, for \$1,100,000. On the site is being erected a new home for the Aeolian Company.
The store and office building to be erected at No. 14 West 48th street was leased by Frederick Fox & Co. for Z. E. Banks of the Little Stores Company, for a term f years, at an aggregate rental of about 150,000.

S & CO., 189 W. 125th st.

JOHN NOBLE GOLDING, REAL ESTATE,
No. 9 Pine street, Pifth avenue, corner 45th
street, Estate Managed, Mortgage Investments, Careful Appraisements of Realty Executed.

FRED'K FOX & CO.,
BUSINESS BUILDING BROKERS,
Main office, 14 West 40th st., opp. Public Library, Branch office, 793 Broadway, opp.
Grace Church. ed at No. 14 West 48th street was leased by Frederick Fox & Co. for Z. E. Banks to the Little Stores Company, for a term of years, at an aggregate rental of about \$250,000. FIRST EDITION SOLD, SECOND EDITION

now ready.

"BUILDING FOR PROFIT."
by Reginald Pelham Rolton. Postpaid. \$2 net.
The De Vinne Press. No. 395 Lafayette st., N.T. BOROUGH OF THE BRONK.

SACRIFICE BEST LOCATED PAYING apartment, store property, Bronx; very low rental; \$5,200; price, \$70,000; investigate at once. Address, LUCKY, Tribune Office. BOROUGH OF BROOKLYN.

DON'T FAIL TO SEE KING'S LAWN.
Classy houses in a classy neighborhood.
Take Brighton "L" to Kings Highway, Proprty, Ocean Parkway and Ave. Q. RICHARD C. DOGGETT, Owner-Builder.

NEW JERSEY.

SHORT HILLS, N. J. 45 MINUTES FROM New York, on Lackawanna - Fifty Houses, all but two now occupied; fifteen under construc-tion. Write. 'phone or call, ROCHE, CRAIG & WILEY, No. 165 Broadway. FARMS and country homes around New Bruns-wick Plainfield, less hour N. Y. Catalogue ten-cents. PAUL WILLIAMS, New Brunswick, N. J. NEW ENGLAND.

connecticut farm for sale near two large, thriving manufacturing towns: 135 acres; 75 acres woodland; ten room house; the buildings; running spring water; bargain to quick buyer. Owner, 11. A. FITCH, 100 West 110th st. Telephone, Riverside 3970.

UNFURNISHED APARTMENTS. WEST SIDE.

THE NEVADA APARTMENT, Broadway, 69th to 70th Street.

Mcdernized in every detail. EAST SIDE.

THE CLEVELAND

126-130 East 24th St.
Apartments of 2 rooms, ample closets, etc. Strictly NEW ENGLAND Pireproof 43 to 51 E. 58th st., 54 E. 59th st., 450 Park av. Seven rooms, one and two baths. \$1,200 to \$1,700. Two rooms and bath. \$420 All improvements. resident Supt. REMCO. Breadway, 98th St.

BOROUGH OF THE BRONX. FOX ST. 760 to 768, 100 feet north of East 156th St.—Four and five cooms, bath, steam heat and hot water; all improvements; rest \$18 to \$24. Inquire janitor.

LIBERAL TERMS PRICE, \$7,000 COOL IN SUMMER SHELTERED IN WINTER IDEAL ALL-THE-YEAR-ROUND COUNTRY HOUSE; 800 FEET ELEVATION; IN THE BERKSHIRES OF NEW JERSEY; ONLY 55 MINUTES FROM BROADWAY; ON THE ROAD OF ANTHRACITE; OVERLOOKING TWO BEAUTIFUL LAKES. ACTUAL LAKE RIGHTS.

SOME LANDMARKS TO BE RAZED.

A big theatre will replace most of these old buildings at 47th street and Broadway.

It will be erected by the Palace Realty Amusement Company.

The block front, 100x199.10 feet, on the road and Shore road; to Laure de Maquin

There was a large number of big sales lots at Eastport, Long Island; also, sold to

est year in and near 42d street, just west the Armor Realty Company Nos. 176 and

of Fifth avenue. The trading resulted in a 178 Rutledge avenue, East Orange, N. J.

REAL ESTATE FOR SALE OR TO LET REAL ESTATE FOR SALE OR TO LET

PAID \$1,100,000 FOR PROPERTY.

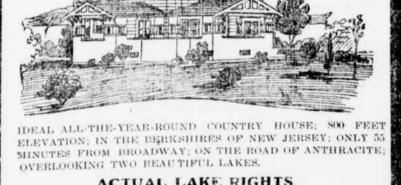
NEW JERSEY.

company has sold to Flora M. Latham the plot, 40x100 feet, on the west side of 26th

E. Sharum has old to a client forty-five

NEW JERSEY

street, 144 feet south of Station road.



Refined Community of Congenial Neighbors.

Skating-Ice Boating-Hockey-Tobogganing

Phone, write or call for pictures and plans.

ROOM 1001.

House has large living room, den or music room, dining room, butler's pantry and kitchen on first floor, four large and attractive hed chambers and bathroom on the second floor, and three hed chambers and bathroom on this floor. Farquet floors, running water, electric lights, steam heat, stone cellar, with laundry. Large verandas and terrace. Large open freplace in living room. Schools, churches, banks and markets in immediate vicinity.

GEORGE R. PEARE

170 BROADWAY TEL. 1521 CORT.

Beautiful Views; Heatlhful Mountain Air.